

CODE INFORMATION
PROJECT LOCATION:
HABITAT FOR HUMANITY
FREMONT AVE.
PAINESVILLE TWP., OHIO

QBC (LAKE COUNTY BUILDING DEPARTMENT)

FAIR HOUSING ACCESSIBILITY GUIDELINES

ALL DWELLING UNITS BEING PROPOSED WITH THIS SUBMISSION ARE TWO STORY MULTIPLE SINGLE FAMILY DWELLINGS. FHAG REQUIRES THAT THE FIRST FLOOR OF EACH UNIT COMPLY WITH THE FOLLOWING:

1. ACCESSIBLE ROUTE TO ACCESSIBLE ENTRANCE DOES NOT EXCEED 8.33% SLOPE.
2. ACCESSIBLE ENTRANCE TO BE MIN. 32" CLEAR OPENING, 36" WIDE DOORS ARE SPECIFIED FOR ALL FIRST FLOOR OPENINGS, WITH EXTERIOR DOOR THRESHOLDS NOT EXCEEDING 1/4" IN HEIGHT.
3. ALL ACCESSIBLE ROUTES THROUGH DWELLING UNITS SHALL NOT BE LESS THAN 36" WIDE.
4. LIGHT SWITCHES, ELECTRICAL RECEPTACLES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL NOT BE INSTALLED HIGHER THAN 48" ABOVE THE FLOOR OR LOWER THAN 15" ABOVE THE FLOOR.
5. U-SHAPED KITCHEN HAS 60" TURNING RADIUS THAT ALLOWS 30"x48" AREA FOR PARALLEL APPROACH TO RANGE AND SINK.
6. BATHROOMS WILL BE PROVIDED WITH CONTINUOUS HORIZONTAL WOOD BLOCKING MOUNTED 36", TO THE CENTER, ABOVE THE FLOOR FOR ANCHORING OF GRAB BARS WHEN REQUIRED.
7. BATHROOM HAS MIN. 30"x48" CLEAR SPACE BEYOND DOOR SWING TO ALLOW POSITIONING OF WHEELCHAIR WHEN CLOSING DOOR.
8. CENTERLINE OF WATER CLOSET WILL BE MIN. 18" FROM EDGE OF BATHTUB AND MIN. 30" FROM EDGE OF VANITY. BATHROOM WILL BE MIN. 60" CLEAR FROM FIXTURE WALL TO OPPOSITE WALL.
9. VANITY WILL HAVE 30"x48" CLEAR FLOOR SPACE FOR WHEELCHAIR PARRALLEL APPROACH AND SINK RIM WILL NOT EXCEED 2'-10" ABOVE FLOOR.

DESIGN WIND LOADS: (OBB1112.0)		ROOF DESIGN LIVE LOAD:	
BASIC WIND SPEED	80 MPH	MIN. 5/12 SLOPED ROOF	25 PSF
HEIGHT ZONE	0' - 20'	ROOF SNOW LOAD: (OBB1111.0)	
WINDWARD WALL	10 PSF	BASIC FLAT ROOF SNOW LOAD	21 PSF
WINDWARD 5/12 ROOF	3 PSF	MAX. LOAD DRIFT AREAS	63 PSF
LEEWARD 5/12 ROOF	-9 PSF	MAX. WIDTH OF DRIFT	20 FT
LEEWARD WALL	-8 PSF	RAIN ON SNOW	D.N.A.
SIDE WALLS	-9 PSF	ROOF DESIGN DEAD LOAD:	
COMPONENTS	+25 PSF	5/12 SLOPED ROOF	2' PSF
	-40 PSF		

FLOOR DESIGN LIVE LOAD:	
DWELLINGS	40 PSF
FLOOR DESIGN DEAD LOAD:	
FLOOR	12 PSF
PARTITIONS	6 PSF

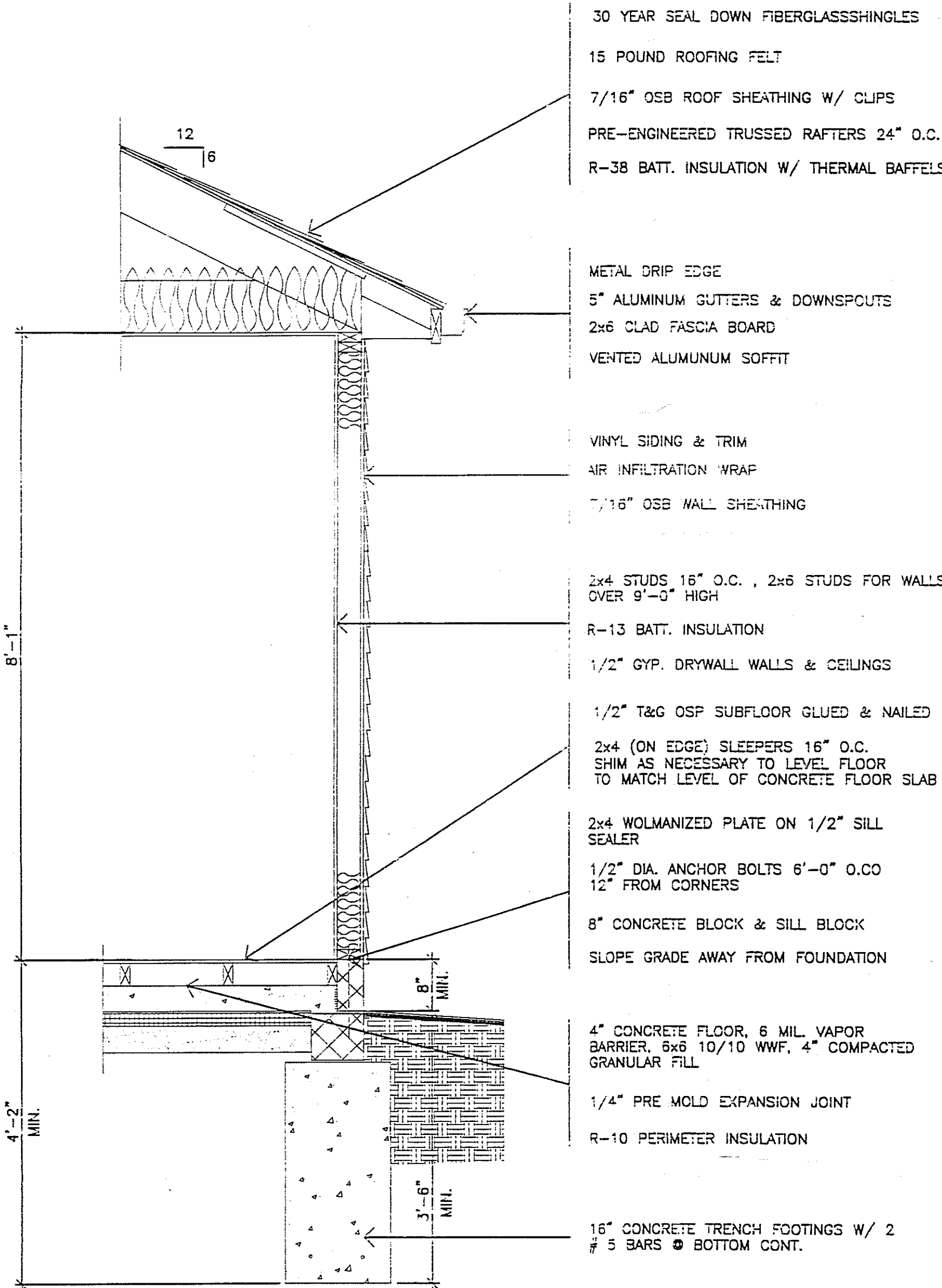
- STRUCTURAL WOOD: (PER N.F.P.A. & A.P.A. SPECIFICATIONS)
1. SAWN LUMBER TO BE DOUGLAS FIR - LARCH NO. 2 GRADE OR BETTER, OR EQUIVALENT SOUTHERN PINE.
 2. SHEATHING TO BE A.P.A. RATED SHEATHING, 24/0 EXPOSURE 1, CONFORMING TO U.S. PRODUCT STANDARD PS 1-23, THICKNESS AS SPECIFIED ON DRAWINGS.
 3. CONNECTION HARDWARE AND FASTENERS TO BE AS SPECIFIED ON DRAWINGS.
 4. TRUSSED RAFTERS TO BE PER TRUSS PLATE INSTITUTE SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, TPI-88.
TOP CHORD LIVE LOAD = 30 PSF (65 PSF IN DRIFT AREAS)
(LOAD DURATION FACTOR = 1.15)

(MAXIMUM DEFLECTION = SPAN/360 FOR 100% LL + 50% DL)

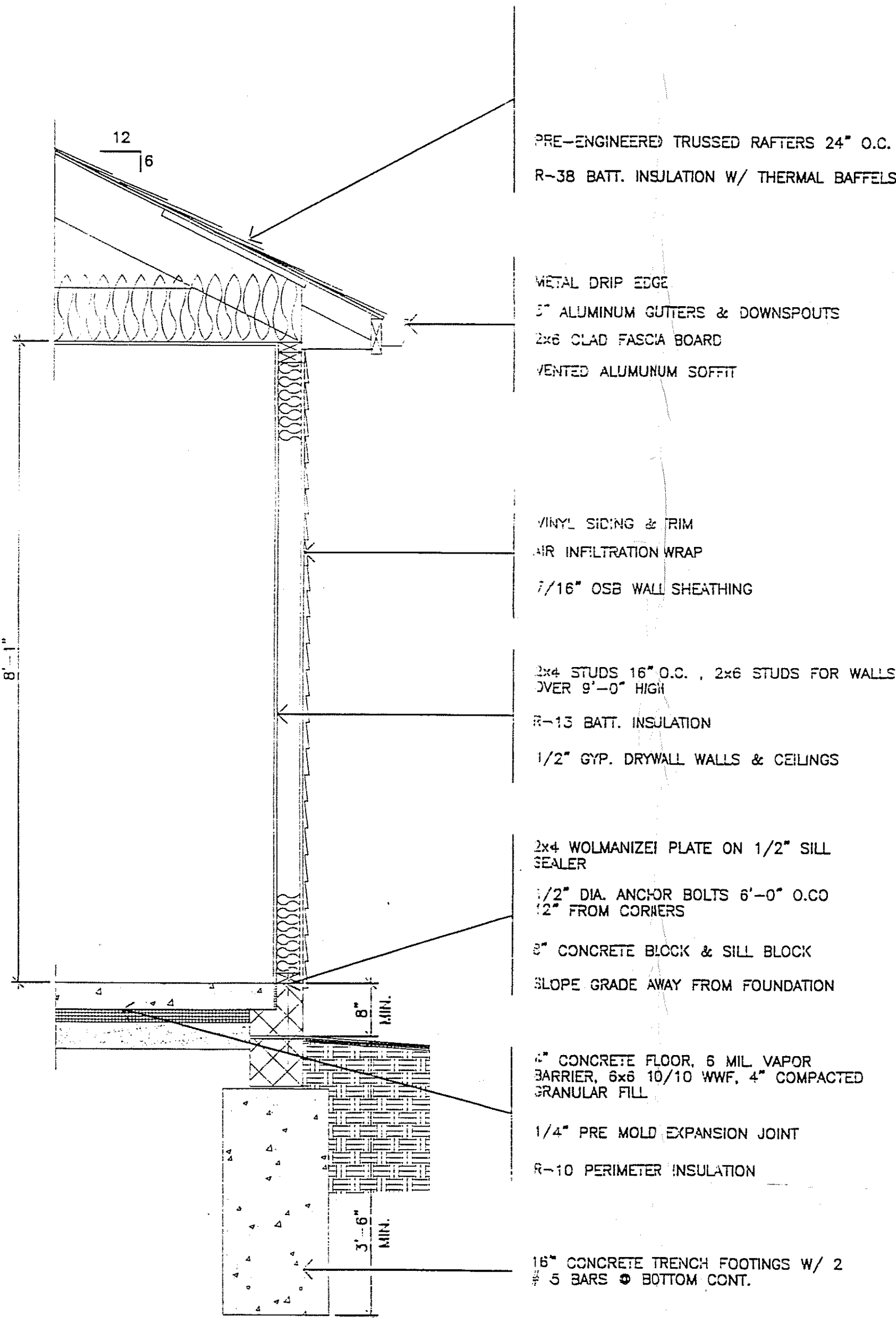
5. TRUSSED RAFTER MEMBERS TO BE MACHINE STRESS RATED STRUCTURAL LUMBER AS REQUIRED FOR DESIGN LOADS, OR IN CONFORMANCE WITH NOTE 1 ABOVE.
6. TRUSSED RAFTER ERECTION TO BE PER TRUSS PLATE INSTITUTE RECOMMENDATIONS FOR HANDLING AND ERECTING WOOD TRUSSES, HET-80.
7. TRUSSED RAFTER BRACING TO BE PER TRUSS PLATE INSTITUTE RECOMMENDATIONS

CONSTRUCTION:

1. ALL DIMENSIONS NOTED (+/-) AND ALL DIMENSIONS RELATING TO EXISTING BUILDINGS AND GRADES MUST BE FIELD VERIFIED PRIOR TO DETAILING, FABRICATION, ERECTION OR CONSTRUCTION OF ANY ELEMENT.
2. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
3. GENERAL CONTRACTOR/SUBCONTRACTORS MUST PROVIDE AND INSTALL ADEQUATE TEMPORARY BRACING TO RESIST WIND LOADING ON STRUCTURAL COMPONENTS AND STRUCTURAL ASSEMBLAGES DURING THE ERECTION AND CONSTRUCTION PHASES.
4. GENERAL CONTRACTOR/SUBCONTRACTORS MUST LIMIT THE WEIGHT OF AND/OR PROVIDE MEANS FOR ADEQUATE DISTRIBUTION OF STORED/STOCKED MATERIALS AND CONCENTRATED LOADS, DURING THE ERECTION AND CONSTRUCTION PHASES, TO INSURE THAT STRUCTURAL MEMBERS AND CONNECTIONS WILL NOT BE OVERSTRESSED.
5. THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY FOR THE DESIGN AND PERFORMANCE OF THIS STRUCTURE.
A) WITHOUT THE OWNER/GENERAL CONTRACTOR OBTAINING VERIFICATION OF THE SOIL PROPERTIES AS NOTED IN "FOUNDATION" GENERAL NOTES.
B) IN THE EVENT THAT ANYONE VARIES OF MODIFIES THE STRUCTURE FROM THAT SHOWN ON THIS SET OF DRAWINGS OR ON THE SHOP DRAWINGS REVIEWED BY THE ARCHITECT.



1 WALL SECTION
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"

NO.	REVISIONS	DATE	BY	CHK.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

Burgess & Niple, Inc.

PAINESVILLE, OH



BURGESS & NIPLE

HABITAT FOR HUMANITY

JOB NO.	
DESIGNED BY:	EXP
DRAWN BY:	EXP
CHECKED BY:	RAY
APPROVED BY:	RAY
DATE:	6/04

SECTIONS

SCALE:	
AS NOTED	
SHEET NO.	OF
2	2